

The subject property consists of 3,150 square feet and is improved with a 2-story building with 2 residential dwelling units and 2 automobile parking spaces. The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District in order to complete an interior remodeling to create 2 additional residential dwelling units, for a total of 4 residential dwelling units, 2 automobile parking spaces*, 4 bicycle parking spaces, and no loading berth. The height of the building will remain at 28 feet.

FAR: 1.04

MLA:

3,252 square feet

Residential Dwelling Units:

Height:

Setbacks:

Front (21st Street): Rear (public alley): East Property Line: West Property Line:

0 feet 40 feet 4 feet 0 feet'

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Loading Berth:

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 954 feet from the entrance of the CTA Station.

WEST 21 ST. STREET

ASPHALT PVUT

CONC CURB * GUTTER

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